016.0	0006	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,105,800	/	1,105,800
USE VALUE:	1,105,800	/	1,105,800
ASSESSED:	1,105,800	/	1,105,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-38A	MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLEITES MAUREEN C /LIFE ESTATE	
Owner 2:		
Owner 3:		
Street 1:	38 MOTT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	FLEITES MAUREEN C -
Owner 2:	-
Street 1:	38 MOTT STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1947, having primarily Vinyl Exterior and 2244 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6030.000	624,100	1,000	480,700	1,105,800
Total Card	0.138	624,100	1,000	480,700	1,105,800
Total Parcel	0.138	624,100	1,000	480,700	1,105,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.78 | /Parcel: 492.78

Legal Description

User Acct 11748

GIS Ref

GIS Ref

Insp Date 07/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 016.0-0006-0009.0

!1421!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	624,100	1000	6,030.	480,700	1,105,800		Year end	12/23/2021
2021	104	FV	597,400	1000	6,030.	480,700	1,079,100		Year End Roll	12/10/2020
2020	104	FV	597,400	1000	6,030.	480,700	1,079,100	1,079,100	Year End Roll	12/18/2019
2019	104	FV	439,200	1000	6,030.	510,800	951,000	951,000	Year End Roll	1/3/2019
2018	104	FV	439,400	0	6,030.	372,600	812,000	812,000	Year End Roll	12/20/2017
2017	104	FV	413,800	0	6,030.	324,500	738,300	738,300	Year End Roll	1/3/2017
2016	104	FV	413,800	0	6,030.	276,400	690,200	690,200	Year End	1/4/2016
2015	104	FV	305,900	0	6,030.	270,400	576,300	576,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:58:00

LAST REV

Date	Time
06/21/19	08:26:02

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1421

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLEITES MAUREEN	69989-143	1	9/27/2017	Convenience	1	No	No		
FLEITES CONRADO	28223-101		2/25/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	11748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2019	408	Insulate	3,400	C				
3/27/2019	409	Insulate	3,400	C				
10/2/2014	1303	Renovate	71,500	C				
10/2/2014	1302	Renovate	86,500					
8/28/2014	1072	New Wind	6,800		8/28/2014			Replace 15 windows
6/12/1998	437	Manual	8,000					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
4/6/2015	Inspected	PC	PHIL C
5/8/2009	Measured	372	PATRIOT
9/28/1999	Meas/Inspect	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	480,721	Spl Credit		Total:	480,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11791444
Const Adj.:	0.99989998
Adj $ / SQ:	201.204
Other Features:	151500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	699664
Depreciation:	75564
Depreciated Total:	624100

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

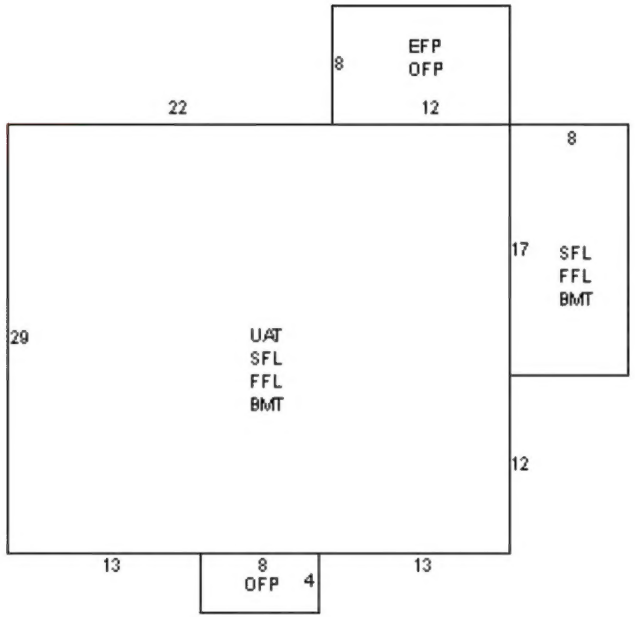
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	201.20
Special Features:	0	Val/Su Net:	162.65
Final Total:	624100	Val/Su SzAd	278.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,122	60.360	67,725
FFL	First Floor	1,122	201.200	225,751
SFL	Second Floor	1,122	201.200	225,751
UAT	Upper Attic	247	80.480	19,839
OFP	Open Porch	128	29.390	3,762
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	3,837			Total:	548,164
Size Ad	2244	Gross Area	4576	FinArea	2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x24	A	AV	2012	3.55	T	5.6	104			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000